025.0	0006	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,041,200	/	1,041,200
USE VALUE:	1,041,200	/	1,041,200
ASSESSED:	1,041,200	/	1,041,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDEIROS MARIA-E & HERMANO	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	22 AMSDEN STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MEDEIROS MARIA-E & HERMANO -
Owner 2:	-
Street 1:	22 AMSDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,714 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 4071 Square Feet, with 2 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4714.000	587,000	5,100	449,100	1,041,200
Total Card	0.108	587,000	5,100	449,100	1,041,200
Total Parcel	0.108	587,000	5,100	449,100	1,041,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.79 | /Parcel: 255.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	17136
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	587,100	5100	4,714.	449,100	1,041,300	1,041,300	Year End Roll	12/18/2019
2019	104	FV	448,900	5100	4,714.	477,200	931,200	931,200	Year End Roll	1/3/2019
2018	104	FV	448,900	5100	4,714.	348,100	802,100	802,100	Year End Roll	12/20/2017
2017	104	FV	422,400	5100	4,714.	303,200	730,700	730,700	Year End Roll	1/3/2017
2016	104	FV	422,400	5100	4,714.	258,300	685,800	685,800	Year End	1/4/2016
2015	104	FV	378,900	5100	4,714.	252,600	636,600	636,600	Year End Roll	12/11/2014
2014	104	FV	378,900	5100	4,714.	207,700	591,700	591,700	Year End Roll	12/16/2013
2013	104	FV	393,300	5100	4,714.	197,600	596,000	596,000		12/13/2012

!2097!

PRINT

Date	Time
12/10/20	17:35:31

LAST REV

Date	Time
08/03/17	18:00:23

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2097

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS MARIA-	55567-296		12/12/2010	Family	1	No	No		
	18954-543		3/1/1988		170,000	No	No		A

USER DEFINED

Prior Id # 1:	17136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2017	288	New Wind	9,200	C				
7/28/2009	634	Re-Roof	9,000					
9/16/1994	479	Manual	4,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
12/23/2011	Meas/Inspect	100	PATRIOT
4/22/2009	Measured	372	PATRIOT
9/30/1999	Meas/Inspect	264	PATRIOT
8/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4714		Sq. Ft.	Site		0	80.	1.19	1									449,135						449,100	

Total AC/HA: 0.10822 | Total SF/SM: 4714 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 449,135 | Spl Credit | Total: 449,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04237664
Const Adj.:	0.98000199
Adj $ / SQ:	173.660
Other Features:	184250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797526
Depreciation:	210547
Depreciated Total:	586979

COMMENTS

INLAW APT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 7				Baths: 5			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	3	
1	3	1	
Totals			
3	16	7	

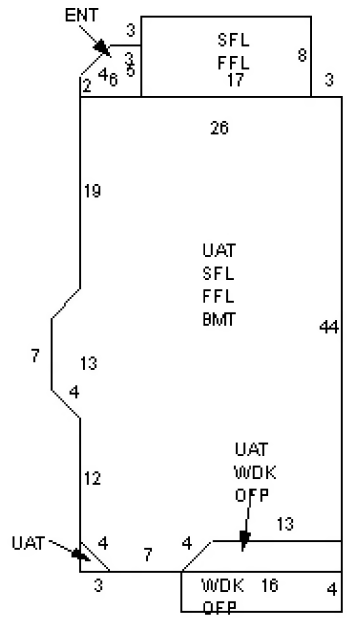
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.66
Special Features:	0	Val/Su Net:	132.42
Final Total:	587000	Val/Su SzAd	219.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,338	173.660	232,357
SFL	Second Floor	1,338	173.660	232,357
BMT	Basement	1,202	87.260	104,892
UAT	Upper Attic	313	121.560	38,019
OFP	Open Porch	108	31.140	3,363
WDK	Deck	108	14.950	1,615
ENT	ENTRY	26	25.870	673
	Net Sketched Area:	4,433	Total:	613,276
Size Ad	2676	Gross Are	5371	FinArea 4071

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

025.0-0006-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100
2	Frame Shed	A	Y	1	8X20	A	AV	1985	0.00	T	27.2	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc